143.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,700 / 774,700
					USE VALUE:	774,700 / 774,700
					ASSESSED:	774,700 / 774,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOD CRISPIN S
Owner 2:	
Owner 3:	
Street 1:	3 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COVAULT JUSTINE L -
Owner 2:	WOOD CRISPIN S -
Street 1:	3 STEVENS TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5237.000	313,000		461,700	774,700
Total Card	0.120	313,000		461,700	774,700
Total Parcel	0.120	313,000		461,700	774,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.86 /Parcel: 457.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92606

GIS Ref

GIS Ref

Insp Date 09/06/18

!11090!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,000	0	5,237.	461,700	774,700		Year end	12/23/2021
2021	101	FV	304,100	0	5,237.	461,700	765,800		Year End Roll	12/10/2020
2020	101	FV	304,100	0	5,237.	461,700	765,800	765,800	Year End Roll	12/18/2019
2019	101	FV	231,200	0	5,237.	432,800	664,000	664,000	Year End Roll	1/3/2019
2018	101	FV	233,900	0	5,237.	357,800	591,700	591,700	Year End Roll	12/20/2017
2017	101	FV	233,900	0	5,237.	329,000	562,900	562,900	Year End Roll	1/3/2017
2016	101	FV	233,900	0	5,237.	300,100	534,000	534,000	Year End	1/4/2016
2015	101	FV	224,700	0	5,237.	294,300	519,000	519,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:53:16

LAST REV

Date	Time
04/15/21	10:52:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11090

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVAULT JUSTINE	1570-134	1	3/24/2021	Estate/Div	10	No	No		
CANTRELL PAUL/E	1192-133		8/17/1998		351,000	No	No		Y

USER DEFINED

Prior Id # 1:	92606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2009	1143	Manual	12,000					
8/9/2002	704	Wood Dec	9,000	C		G4	GR FY04	REMOVE PORCH-BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
4/20/2018	MEAS&NOTICE	CC	Chris C
11/7/2008	Meas/Inspect	163	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5237		Sq. Ft.	Site		0	80.	1.10	9									461,690						461,700	

Total AC/HA:	0.12022	Total SF/SM:	5237	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,690	Spl Credit		Total:	461,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	12 - Board & Bat	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.28946400
Const Adj.:	0.99989998
Adj $ / SQ:	180.507
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453592
Depreciation:	140614
Depreciated Total:	312979

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

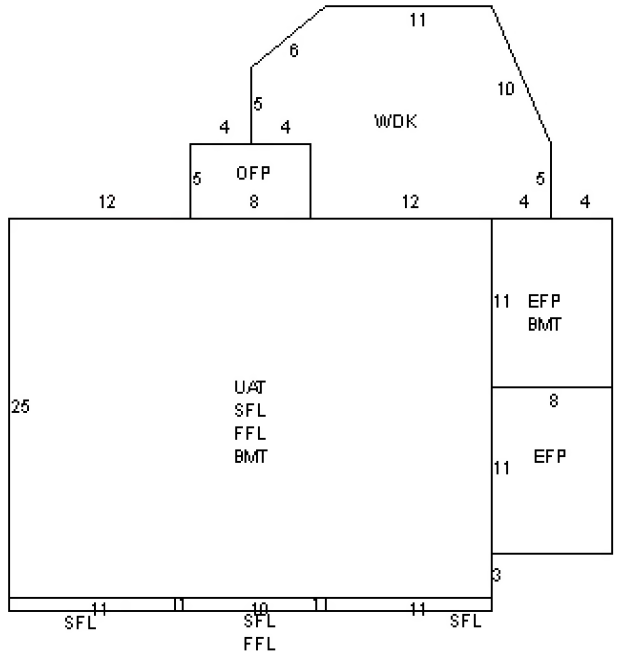
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.51
Special Features:	0	Val/Su Net:	98.49
Final Total:	313000	Val/Su SzAd	190.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	54.150	48,087
SFL	Second Floor	832	180.510	150,182
FFL	First Floor	810	180.510	146,211
WDK	Deck	232	10.310	2,392
UAT	Upper Attic	200	85.740	17,148
EFP	Enclos Porch	176	42.690	7,513
OFP	Open Porch	40	44.000	1,760
	Net Sketched Area:	3,178	Total:	373,293
Size Ad	1642	Gross Area	3778	FinArea 1692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc